

ATTACHMENT B

COMPARISON TABLE OF CURRENT AND RECOMMENDED STANDARDS



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COMPARISON TABLE: CURRENT AND PROPOSED

Summary of Standards and Changes from Existing Plan by Zoning District

LA-CF Zone

Standard	Current Zoning LASP-CG2 (General Commercial)	Proposed Zoning LA-CF (Flex Commercial)	Change
Sidewalks	No requirement	12 ft	Minimal change from existing sidewalk
Parkways	30% of street frontage	30% of street frontage	No change
Density	0 du/ac	0 du/ac	No change
Intensity	1.0 FAR	1.0 FAR	No change
Height	36 ft	39 ft	Slightly increased
Street Setbacks	12 ft	5-10 ft (for 75% of frontage)	Decreased
Interior Setbacks	Side: none required Rear: none required	Side: none required Rear: none required	No change
Façade Length	No requirement	Maximum 150 ft	New standard
Façade Modulation	Minimum 18 in, every 60 ft	2 ft – 12 ft, minimum 25% of façade area on buildings over 2 stories	Different way of measurement, change from 2D standard (length & depth) to 3D (area & depth)
Transparency	50% ground floor non-residential 30% upper floors non-residential 20% residential	30% ground floor non-residential 15% overall façades	Different way of measurement, minor change
Ground Floor Height	15 ft non-residential	15 ft	No change
Ground Floor Elevation	+/- 2 ft around sidewalk grade	Primary entrances at sidewalk elevation	Slight change
Primary Entrances	Facing Lincoln, at least every 150 ft	Facing Lincoln	Removal of frequency (see façade length)
Commercial Depth	At least 40 ft along 60% of building frontage; 20 ft absolute minimum	Minimum interior depth of 20 feet, with average interior depth of 35 feet	Similar, different way of measurement
Blank Walls	No requirement	Maximum 20 ft	New standard
Open Space	No requirement	Common: 5% of non-residential projects over 40,000 sq ft Public: 2-3% of projects over 80,000 SF	New standards
Parking	Per Pasadena Municipal Code (Varies)—3-10+ per 1k sf	Per Pasadena Municipal Code except: Retail, Services, Office— 3 per 1k sf plus exemptions	Decrease in parking overall

LA-CG Zone

Standard	Current Zoning LASP-CG1 (General Commercial)	Proposed Zoning LA-CG (General Commercial)	Change
Sidewalks	No requirement	15 ft	~1.5 ft increase from existing sidewalk
Parkways	30% of street frontage	30% of street frontage	No change
Density	0 du/ac	0 du/ac	No change
Intensity	0.8 FAR	1.0 FAR	Increase from existing zoning
Height	36 ft	39 ft	Slightly increased
Street Setbacks	1.5-5 ft	0-5 ft	Minimal change
Interior Setbacks	Side: none required Rear: 5 ft + encroachment plane	Side: none required Rear: 15 ft + encroachment plane	Increased rear setback
Façade Length	No requirement	Maximum 100 ft	New standard
Façade Modulation	Minimum 18 in, every 60 ft	Minimum 2 ft, 25% of façade area on buildings over 2 stories	Different way of measurement, change from 2D standard (length & depth) to 3D (area & depth)
Transparency	50% ground floor non-residential 30% upper floors non-residential 20% residential	70% ground floor non-residential 30% overall façades N/A for residential	Different way of measurement, negligible change
Ground Floor Height	15 ft	15 ft	No change
Ground Floor Elevation	+/- 2 ft around sidewalk grade	Primary entrances at sidewalk elevation	Slight change
Primary Entrances	Facing Lincoln, at least every 150 ft	Facing Lincoln	Removal of frequency (see façade length)
Commercial Depth	At least 40 ft along 60% of building frontage; 20 ft absolute minimum	Minimum interior depth of 20 feet, with average interior depth of 35 feet	Similar, different way of measurement
Blank Walls	No requirement	Maximum 20 ft	New standard
Open Space	No requirement	Common: 5% of non-residential projects over 40,000 sq ft	New standards
Parking	Per Pasadena Municipal Code (Varies)—3-10+ per 1k sf	Per Pasadena Municipal Code except: Retail, Services, Office— 2 per 1k sf plus exemptions	Decrease in parking overall

LA-MU-N Zone

Standard	Current Zoning LASP-CL (Limited Commercial)	Proposed Zoning LA-MU-N (Mixed-Use) REVISED	Change
Sidewalks	No requirement	12 ft	Minimal change from existing sidewalk
Parkways	30% of street frontage	30% of street frontage	No change
Density	16 du/ac	32 du/ac	Increase from existing zoning
Intensity	0.7 FAR	1.0 FAR	Slight increase from existing zoning
Height	36 ft	36 ft	No change from existing zoning
Street Setbacks	1.5-5 ft	5-10 ft	Increased
Interior Setbacks	Side: none required Rear: 5 ft + encroachment plane	Side: none required Rear: 15 ft + encroachment plane (5ft if residential)	Increased rear setback from existing zoning
Façade Length	No requirement	Maximum 150 ft	New standard
Façade Modulation	Minimum 18 in, every 60 ft	Minimum 2 ft, 25% of façade area on buildings over 2 stories	Different way of measurement, change from 2D standard (length & depth) to 3D (area & depth)
Transparency	50% ground floor non-residential 30% upper floors non-residential 20% residential	70% ground floor non-residential 30% overall façades N/A for residential	Different way of measurement, minimal change
Ground Floor Height	15 ft	15 ft	No change
Ground Floor Elevation	+/- 2 ft around sidewalk grade	Primary entrances at sidewalk elevation for non-residential uses; between -2 and 6 ft for residential uses	Slight change from existing zoning
Primary Entrances	Facing Lincoln, at least every 150 ft	Facing Lincoln	Removal of frequency (see façade length)
Commercial Depth	At least 40 ft along 60% of building frontage; 20 ft absolute minimum	Minimum interior depth of 20 feet, with average interior depth of 35 feet	Similar, different way of measurement
Blank Walls	No requirement	Maximum 20 ft	New standard
Open Space	150 sq ft per unit	200 sq ft per studio 225 sq ft per 1-bed 250 sq ft per 2-bed 275 sq ft per 3+bed Common: 5% of non-residential projects over 40,000 sq ft	Increase in overall amount of OS of at least 25% from existing zoning

Open Space Distribution	Maximum 30% private Minimum 70% common	Maximum 40% private Minimum 60% common	Increase in proportion of private OS from existing zoning
Parking	Per Pasadena Municipal Code Commercial: (Varies)—3-10+ per 1k sf Residential: <650 sq ft: 1 /unit >650 sq ft: 2 /unit	Per Pasadena Municipal Code except: Retail, Services, Office— 3 per 1k sf plus exemptions Residential: ≤1-bed:1/unit; ≥2-bed: 1.5/unit	Decrease in parking overall from existing zoning

LA-RM-16 Zone

Standard	Current Zoning LASP-RM (Multifamily Residential)	Proposed Zoning LASP-RM (Multifamily Residential)	Change
Sidewalks	No requirement	12 ft	No change from existing sidewalk
Parkways	60% of street frontage	60% of street frontage	No change
Density	16 du/ac	16 du/ac	No change
Intensity	N/A	N/A	No change
Height	36 ft (2 stories in rear 40% of lot)	36 ft (2 stories in rear 50 ft of lot)	Slightly more area for 3 rd story
Street Setbacks	10-20 ft	15-20 ft on Lincoln; 10' on other streets; 5' adjacent to RM/RS	Slightly increased
Interior Setbacks	Side: 5 ft + encroachment plane Rear: 5 ft + encroachment plane	Side: 5 ft + encroachment plane Rear: 5 ft + encroachment plane	No change
Other standards	Per Pasadena Municipal Code	Per Pasadena Municipal Code	No change